

Ref. :

Date : 27th July 2017

To whomsoever it may Concern

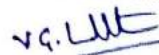
LEGAL TITLE REPORT

1. That the person named in the Schedule "A" approached with the relevant documents of title and requested to give search / title report in respect of the property described in the Schedule "B".
2. I have perused the documents mentioned in the Schedule "C". I have also caused a search of Index No. II at the Sub-Registrar's office and confirmed the registration of the documents referred to in the Schedule "C".
3. I have caused a search of Index No. II register at the office of Sub-Registrar, Amravati for the period of last 13 years i.e. from 2005 to 2017 after depositing requisite fee vide receipt no. 5265, dated 27.07.2017 with the office Sub Registrar, Amravati City - 2.
4. That during my search, I did not come across any transactions so as to effect the title of the person named in Schedule "A" in respect of the said property described in the Schedule "B". I have also got confirmed that the said property is not the subject matter of any acquisition proceedings and is not covered under or affected by the Urban Land Ceiling Regulation Act, Bombay Land Requisition Act or Enactment providing for restoration of the land to the persons belonging to Schedule Tribes or any other enactment for the time being in force or sanctioned development plan of Municipal Corporation of City of Amravati.
5. That relying upon the documents referred to in the Schedule "C" and search taken, I am of the opinion and accordingly I certify that the person named in the Schedule "A" are the recorded owners of the said property described in Schedule "B" and have got clear and marketable title, free from all encumbrances.



Place : Amravati
Dated : 27.07.2017.

Your's Faithfully,


V. G. Lakhotia,
Advocate

SCHEDULE "A"

Name of the owner/title holders and their address :

- i) **Shri Kamalkumar Digrilalji Malviya**
- ii) **Kamalkumar Digrilalji Malviya (HUF)** through karta Shri Kamalkumar Digrilalji Malviya,
- iii) **Sau. Pratibha Kamal Malviya**
all resident of Sham Nagar, Amravati - 444606.

SCHEDULE "B"

DESCRIPTION OF THE SAID PROPERTY

"Situate at **Mouje - Rajapeth**, Pragane - Badnera, Tq. & Dist. Amravati, within the jurisdiction of Sub Registrar, Amravati, within limits of Municipal Corporation of City of Amravati, out of **Field Survey No. 54 (part)**, admeasuring 0 H. 20 R, which is converted into non agriculture purpose vide order dated 23.06.1995, passed by Hon'ble Collector, Amravati in Rev. Case No. N.A.P - 48/Rajapeth-54/1994-95, in the area known as "Tirupati Nagar", from out of this,

- i) **Layout Plot No. 1**, admeasuring 4217 sq. ft. (392 sq. mtrs.)
- ii) **Layout Plot No. 2**, admeasuring 3018 sq. ft. (280.48 sq. mtrs.)
- iii) **Layout Plot No. 3**, admeasuring 2130 sq. ft. (198 sq. mtrs.)
- iv) **Layout Plot No. 4**, admeasuring 2275 sq. ft. (211.50 sq. mtrs.)

All the above plots are adjoining to each other, total admeasuring 11640 sq. ft. (1081.98 sq. mtrs), and amalgamated vide order No. 0132, dated 21.04.2016, passed by A.D.T.P., AMC, Amravati, thus total **admeasuring 11604.02 sq. ft. (1078.04 sq. mtrs)** of land, which are commonly bounded as under :-

Towards East	:	F.S. No. 54 (part),
Towards West	:	Road,
Towards North	:	Road, and,
Towards South	:	Road....."

SCHEDULE "C"

LIST OF DOCUMENTS INSPECTED

- i) Two Sale Deeds dated 08.08.1995, registered at Sr. No. 313 & 314, with the office of the Sub Registrar, Amravati City, executed by Shri Chandrashekhhar Narayanrao Rana, resident of Amravati, in favour of 1) Shri Rangrao Narayanrao Patil, 2) Shri Vijaya Sureshrao Thakre, 3) Sau. Sangita Pradiprao Salwe, 4) Sau. Anita Rajendra Rahat, all r/o. Amravati in respect of Layout Plot No. 1 to 4.



ii) Legal Heir Certificate of Late Rangrao Narayanrao Patil (expired on 03.08.1998) issued by Nayab Tahasildar Amravati in Revenue Case No. MRC-81/1011/Amravati/2000-02, dated 19.06.2001 showing 1) Vijaya Sureshrao Thakre, 2) Sau. Sangita Pradiprao Salwe, 3) Sau. Anita Rajendra Rahate as his legal heir.

iii) Sale Deed dated 15.04.2008, registered at Sr. No. 1456, with the office of the Sub Registrar, Amravati City, executed by 1) Vijaya Sureshrao Thakre, 2) Sau. Sangita Pradiprao Salwe, 3) Sau. Anita Rajendra Rahate, all resident of Amravati, in favour of Shri Rameshlal Jawaharmal Chawla, r/o. Amravati in respect of Layout Plot No. 1 to 4.

iv) Sale Deed dated 04.03.2010, registered at Sr. No. 948, with the office of the Sub Registrar, Amravati City-2, executed by Shri Rameshlal Jawaharmal Chawla, resident of Baba Hardasram Socety, Amravati, in favour of Govinda Associates through Prop. Sau. Sandhya Subhash Talda and other, r/o. Amravati in respect of Layout Plot No. 1.

v) Sale Deed dated 10.10.2011, registered at Sr. No. 3670, with the office of the Sub Registrar, Amravati City-2, executed by Shri Govinda Associates through Prop. Sau. Sandhya Subhash Talda and other 1, r/o. Amravati, in favour of Shri Anil Rameshchandra Malviya, r/o. Amravati, in respect of Layout Plot No. 2.

vi) Sale Deed dated 04.03.2010, registered at Sr. No. 950, with the office of the Sub Registrar, Amravati City-2, executed by Ramesh Jawaharmal Chawla, r/o. Baba Hardasram Society, Amravati, in favour of Shri Subhash Nanakram Talda, r/o. Baba Hardasram Society, Amravati, in respect of Layout Plot No. 3.

vii) Sale Deed dated 10.10.2011, registered at Sr. No. 3674, with the office of the Sub Registrar, Amravati City-2, executed by Subhash Nanakram Talda, r/o. Baba Hardasram Society, Amravati, in favour of Shri Ashutosh Nilkanth Joshi, r/o. Camp, Amravati, in respect of Layout Plot No. 4.

viii) Sale Deed dated 10.10.2011, registered at Sr. No. 3671, with the office of the Sub Registrar, Amravati City-2, executed by Shri Govinda Associates through Prop. Sau. Sandhya Subhash Talda and other 1, r/o. Amravati, in favour of Sau. Pratibha Kamal Malviya, r/o. Amravati, in respect of Layout Plot No. 1.



ix) Gift Deed dated 09.02.2016, registered at Sr. No. 297, with the office of the Sub Registrar, Amravati City-2, executed by Shri Anil Rameshchandra Malviya, r/o. Dharni, Dist. Amravati, in favour of Sau. Pratibha Kamal Malviya, r/o. Amravati, in respect of Layout Plot No. 2.

x) Sale Deed dated 10.10.2011, registered at Sr. No. 3673, with the office of the Sub Registrar, Amravati City-2, executed by Shri Subhash Nanakram Talda, r/o. Amravati, in favour of Kamalkumar Digrilalji Malviya (HUF), in respect of Layout Plot No. 3.

xi) Sale Deed dated 06.02.2016, registered at Sr. No. 274, with the office of the Sub Registrar, Amravati City-2, executed by Shri Ashutosh Nilkanth Joshi, r/o. Amravati, in favour of Shri Kamalkumar Digrilalji Malviya, r/o. Amravati, in respect of Layout Plot No. 4.

xii) Sale Deed of T.D.R. dated 18.05.2016, registered at sr. no. 2315, with the office of Sub Registrar, Amravati City-1, executed by Soni, Malu & Talda Developers, through partner Shri Pravin Balkrushnaji Malu & other 1, both resident of Amravati, in favour of Shri Kamalkumar Digrilalji Malviya and Sau. Pratibha Kamal Malviya, both resident of Amravati.

xiii) Map sanctioned by Assistant Director, Town Planning, Amravati Municipal Corporation, Amravati, vide building permit no. 0721, dated 16.07.2016 for construction of apartment.

xiv) Deed of Declaration dated 22.08.2016, registered at Sr.No. 3563, with the office of Sub-Registrar, Amravati City-1, executed by (a) Shri Kamalkumar Digrilalji Malviya, (b) Kamalkumar Digrilalji Malviya (HUF) and (c) Sau. Pratibha Kamal Malviya, all resident of Sham Nagar, Amravati.

xv) Index - II register of Sale deeds dated 10.10.2011, 06.02.2016, Gift Deed dated 09.02.2016, & Deed of Declaration dated 22.08.2016.

xvi) N.A. order dated 23.06.1995, passed by Hon'ble Collector, Amravati in Revenue Case No. N.A.P - 48/Rajapeth-54/1994-95.

xvii) Layout Map, passed by Hon'ble Collector, Amravati in Revenue Case No. N.A.P. N.A.P - 48/Rajapeth-54/1994-95, dated 23.06.1995.

xviii) Order dated 22.09.2016 of Amalgamation of Layout Plot No. 1,2,3 & 4 passed by Hon'ble Collector, Amravati in Revenue Case No. N.A.P. - 34/Rajapeth/19/2016-17.



xlx) Gaon Namuna 6/2, dated 04.02.2016 showing ownership of Sau. Pratibha Kamal Malviya, r/o. Amravati, in respect of Layout Plot No. 1, issued by Talathi, Amravati.

xx) Gaon Namuna 6/2, dated 04.03.2016 showing ownership of Sau. Pratibha Kamal Malviya, r/o. Amravati, in respect of Layout Plot No. 2, issued by Talathi, Amravati.

xxi) Gaon Namuna 6/2, dated 03.03.2016 showing ownership of Kamalkumar Digrilalji Malviya (HUF), in respect of Layout Plot No. 3, issued by Talathi, Amravati.

xxii) Gaon Namuna 6/2, dated 04.03.2016 showing ownership of Shri Kamalkumar Digrilalji Malviya, r/o. Amravati, in respect of Layout Plot No. 4, issued by Talathi, Amravati.



Place : Amravati
Dated : 27.07.2017.

Your's Faithfully,

V. G. Lakhota
V. G. Lakhota,
Advocate